

Comparison of Residential Test Area and the Definition for Residential

HOTEL/MOTEL	HAZMAT	CELL TOWER	SEXUALLY ORIENTED BUSINESSES
<p>Residential test area. An area determined by creating a closed curve with a radius as provided below from the boundaries of the proposed hotel tract. Each tract, other than the hotel tract, that is situated in whole or in part within the radius so created shall be a part of the residential test area. For a hotel with 50 or fewer separately rentable units, the applicable radius shall be 1,500 feet. For a hotel with 51 through 75 separately rentable units, the applicable radius shall be 1,000 feet.</p>	<p>Land use test area. An area determined by creating a closed curve with a radius of 1,000 feet from the tract perimeters for an unrestricted permit or 1,000 feet from the outer walls (existing or proposed) of the building(s) or structure(s) in which hazardous materials will be manufactured, processed, generated, stored or used for a restricted permit. Each tract, including the applicant's tract, that is situated in whole or in part within the radius so created shall be a part of the land use test area</p>	<p>Residential test area means the circular area, as described herein, surrounding a proposed tower structure. The radius of the circle shall be at least 375 feet and not more than 800 feet, and the center of the circular area shall correspond to the center of the base of the proposed tower structure. The radius of the circular area shall conform to the following ratios: 375 feet radius at a tower height of 100 feet or less 600 feet radius at a tower height of more than 100 feet but not more than 150 feet 800 feet radius at a tower height of more than 150 feet</p>	<p>Sec. 28-125. Same--Issuance or denial. (3) Seventy-five percent or more of the tracts within a circular area, as described herein, are residential in character. The radius of such circular area shall be 1,500 feet, and the center of such circular area shall correspond to the midpoint of a line joining the two most distant points on the boundary of the tract on which the enterprise is located; multifamily tracts shall be counted as multiple residential tracts based upon the tax records acreage of the multifamily tract according to the following formula: each one-eighth acre of land or fraction thereof shall be equivalent to one residential tract. For purposes of this calculation a residential tract or multifamily tract shall be considered to be in the circular area in its entirety if any portion of it lies within the circular area;</p>
<p>Residence. Any permanent building or structure containing habitable rooms for nontransient occupancy, that is designed and used primarily for living, sleeping, cooking and eating, and is intended to be used or occupied as a dwelling place for residential purposes, whether or not attached, including homes, town homes, patio homes, duplexes, triplexes, quadraplexes, condominiums and apartments. Hotels, motels, boardinghouses, group homes, halfway houses, nursing homes, hospitals, nursery schools, schools and child carefacilities shall not be considered residences. Residential. Pertaining to the use of land for a residence, as defined in this section. Residential restrictions. One or more restrictive covenants limiting the use of property to residential purposes that are contained or incorporated by reference in a properly recorded map, plat, replat, declaration, deed, judgment or other instrument filed in the county real property records, map records or deed records. Residential street. A street where 30 percent or more of the frontage along both sides of the street within a distance of 250 feet or the distance to the nearest four-way public street intersection, whichever is greater,</p>	<p>Residential. Pertaining to the use of land, whether situated within the city or not, for premises such as homes, townhomes, patio homes, manufactured homes, duplexes, condominiums and apartment complexes, which contain habitable rooms for nontransient occupancy and which are designed primarily for living, sleeping, cooking, and eating therein. A premises that is designed primarily for living, sleeping, cooking and eating therein shall be deemed to be residential in character unless it is actually occupied and used exclusively for other purposes. Hotels, motels, boarding houses, nursing homes, hospitals, and nursery schools shall not be considered to be residential (2) One-third or more of the tracts within the land use test area are being used for residential purposes. In computing the foregoing percentage, any tract being used for multifamily residential purposes shall be counted as being equal to one tract for each eight dwelling units or fraction thereof upon the tract. Any tract other than the applicant’s tract that is not improved with one or more buildings or structures shall not be included in the computation. (3) Any portion of the tract upon which a sensitive use is situated falls within the land use test area.</p>	<p>Residence means any permanent building or structure containing habitable rooms for nontransient occupancy, designed and used primarily for living, sleeping, cooking and eating, which is intended to be used or occupied as a dwelling place for residential purposes, whether or not attached, including homes, town homes, patio-homes, duplexes, triplexes, quadraplexes, condominiums and apartments. Multi-unit complexes shall be included at a ratio of one-eighth acre of land, or any fraction thereof, as being equivalent to one residential tract. For purposes of calculating the ratio of multi-unit complex acreage to residential tracts, only that portion of the multi-unit complex acreage within the residential test area shall be considered. Hotels, motels, boarding houses, group homes, half way houses, nursing homes, hospitals, nursery schools, schools, and child care facilities shall not be considered residences. A building or structure located on a lot or tract of land used as the site of a tower shall not be considered a residence so long as its primary use is to contain, house, store, and protect materials or equipment directly related to the purpose and use of the tower. Residential means pertaining to the use of land for a residence as is defined in this section.</p>	<p>Residential. Pertaining to the use of land, whether situated within the city or not, for premises such as homes, townhomes, patio homes, manufactured homes, duplexes, condominiums and apartment complexes, which contain habitable rooms for nontransient occupancy and which are designed primarily for living, sleeping, cooking, and eating therein. A premise which is designed primarily for living, sleeping, cooking and eating therein shall be deemed to be residential in character unless it is actually occupied and used exclusively for other purposes. Hotels, motels, boarding houses, nursing homes, college or university dormitories, hospitals, and nursery schools shall not be considered to be residential. The term 'residential' shall also include any unimproved tract designated for tax appraisal purposes as residential by the Harris County Appraisal District if situated in the city or by the appraisal district of the county in which the tract is situated if not situated in the city. The term additionally shall include any tract, that, based upon the records of the planning official has been subdivided or platted for residential use, but that is not yet designated for tax appraisal purposes as residential.</p>

from the tract upon which a hotel would be located consists, in each direction along the blockface, of front, side or rear yards of residential uses. For purposes of this article, a major thoroughfare may also be classified as a residential street, in which case the residential street classification shall control.		Residential lot means: a. A lot which is included within a recorded residential subdivision subject to any enforceable, valid and unexpired residential deed restrictions upon which a residence exists or may be constructed pursuant to those valid and applicable deed restrictions, or b. An unrestricted lot upon which a residence exists. Residential restrictions means one or more restrictive covenants limiting the use of the property to residential purposes that are contained or incorporated by reference in a properly recorded map, plat, replat, declaration, deed, judgment or other instrument filed in the county real property records, map records or deed records.	
Residential area. The area around a hotel site that, within the residential test area, contains 50 percent or more residential tracts that are wholly or partially situated in the test area. For purposes of this computation, tracts that are improved with multi-unit residential occupancies, such as apartments and condominiums, shall be counted on the basis of each one-eighth acre of land, or any fraction thereof that is situated within the test area, being equal to one residential tract.	Multifamily residential. A residential tract, whether situated within the city or not, that contains three or more separate dwelling units, each with facilities for living, sleeping, cooking and eating.	Residential area means the area around a proposed tower site that, within the residential test area, contains fifty percent or more tracts wholly or partially therein that are subject to residential restrictions or are in use for residential purposes.	Multifamily tract. Any residential tract that contains any building or buildings or portion or portions thereof, that is designed, built, rented, leased, sold, let out or hired out to be occupied, or which is occupied, in separate units, each containing living, sleeping and food preparation facilities, as the homes or residences of three or more families, groups, or individuals living independently of each other.
Residential tract. Either of the following: a. A tract that is included within a recorded residential subdivision subject to any enforceable, valid and unexpired residential restrictions upon which a residence exists or may be constructed pursuant to those valid and applicable residential restrictions; or b. An unrestricted tract upon which a residence exists.	Tract. A contiguous parcel of land under common ownership, whether situated within the city or not.	Tract means a contiguous parcel of property under common ownership.	Tract. A contiguous parcel of land under common ownership, whether situated within the city or not.